

# **GREENSVILLE COUNTY PLANNING COMMISSION**

## **AGENDA**

Tuesday, February 9, 2021

6:00 p.m.

- I. CALL TO ORDER
- II. ROLL CALL
- III. APPROVAL OF AGENDA
  - A. Approval of Minutes – See Attachment - A.
    - 1. January 12, 2021
- IV. REGULAR SESSION
  - A. ZTA-2-20 – NR-3, LLC – Deferred from 01-12-2021 meeting
  - B. SP-9-20 - NR-3, LLC – Deferred from 01-12-2021 – See Attachment – B.
- V. OTHER MATTERS
  - A. Draft of Planning Commission Annual Report 2020
- VI. ADJOURN

**This meeting will be held at Golden Leaf Commons and all State mandated precautions will be followed. Due to the Covid-19 Pandemic, all persons attending this meeting will be required to wear protective face coverings, practice social distancing and follow the Governor's Executive Order #63 and/or any future, updated Orders. Please arrive early in order to answer Covid-19 Pandemic Questionnaire. Thank you for your patience during these procedures.**

The Greenville County Planning Commission meeting was held Tuesday, January 12, 2021, 6:00 P.M., in Golden Leaf Commons, 1300 Greenville County Circle, Suite B, Emporia, VA 23847

**PRESENT**

Walter Robinson, Chairman  
Jeff Robinson, Vice-Chairman  
Lofton Allen  
Dianne Barnes-Rhoades  
William Cain  
Annie Odom  
Kim Wiley

**ABSENT**

Steve Allen  
Joe Antorn, Jr.

**STAFF PRESENT**

Linwood E. Pope, Jr.  
Treva Pernell

**OTHERS PRESENT**

Joseph Carroll, Jr. – NR-3, LLC  
Kelly Covington

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Chairman Robinson called the meeting of Tuesday, January 12, 2021 to order. Mr. Robinson stated that the Commission would start the meeting with prayer. He called on Commissioner Jeff Robinson to offer prayer. The secretary called the roll.

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**In Re: ELECTION OF OFFICERS**

Chairman Robinson turned the meeting over to Mr. Pope for election of officers.

Mr. Pope opened the floor for nominations for chairman of the Planning Commission.

Commissioner Jeff Robinson nominated Walter Robinson for Chairman, seconded by Commissioner Lofton Allen, there being no other nominations or discussion, vote was taken and all voted aye, motion carried.

Mr. Pope returned meeting to Chairman Walter Robinson.

Chairman Robinson entertained nominations for vice-chairman.

Commissioner Lofton Allen nominated Jeff Robinson for Vice-Chairman, seconded by Commissioner Kim Wiley, there being no other nominations or discussion, vote was taken and all voted aye, motion carried.

Commissioner Kim Wiley nominated Lin Pope for Secretary, seconded by Commissioner Jeff Robinson, vote was taken and all voted aye, motion carried.

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**In Re: APPROVAL OF THE AGENDA**

Chairman Robinson entertained a motion for approval of the agenda. Commissioner Jeff Robinson made the motion, seconded by Commissioner Dianne Barnes-Rhoades, with all voting aye, motion carried.

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**In Re: APPROVAL OF THE MINUTES**

Chairman Robinson stated that the minutes had an error in the first sentence in Approval of Minutes, Vice-Chairman Robinson should have been Chairman Robinson. Chairman Robinson entertained a motion to approve the minutes of December 8, 2020 with the stated correction. Commissioner Robinson made a motion to approve, seconded by Commissioner Wiley, with all voting aye, motion carried.

Chairman Robinson entertained a motion to go into Public Hearing to hear ZTA-2-2020 – NR-3, LLC.

Commissioner Dianne Barnes-Rhoades made a motion to go into Public Hearing, seconded by Commissioner Odom, with all voting aye, motion carried.

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**In Re: PUBLIC HEARING**

**ZTA-2-2020 – NR-3, LLC**

Mr. Pope addressed the Commission and gave the staff report for additions to the Zoning Ordinance due to there being interest concerning a new business within the County. He stated that the applicant desired to amend Article 4: Permitted Uses in Primary Zoning Districts. He also stated that the proposed addition to the Permitted Use Table would allow the establishment of a Natural Resource Recovery, Refining and Recycling facility within an enclosed building only with the issuance of a Special Use Permit approved by the Board of Supervisors in an A-1 Agricultural District.

Mr. Pope stated that staff also proposed to add the following definition to Chapter 23 of the Zoning Ordinance: Natural Resource Recovery, Refining and Recycling Facility – a light industrial operation that recovers then refines carbon, nitrogen, phosphorous, metal and minerals from livestock, fowl, crop and forestry waste and recycles the waste into usable byproducts such as renewable natural gas or nutrient infused bio carbon products.

Mr. Pope stated that staff felt that the request would allow for an environmentally friendly re-use of agricultural wastes and could be developed with conditions imposed by a

Special Use Permit in a way that the use would not be a detriment nor a nuisance to surrounding properties.

Chairman Robinson asked the applicant to come forward to address the Commission.

Mr. Joseph Carroll, Jr. addressed the Commission. He stated that his company was requesting that Article 4 of the Zoning Ordinance be amended to include Natural Resource Recovery, Refining and Recycling Facility within an enclosed building.

Mr. Carroll stated that waste from chickens, cows, pigs, crops, etc. would be trucked in, processed and refined. He stated that the facility would be 30,000 sq. ft. with three to five employees. He also stated that there would be approximately six trucks per day during an eight-hour work day; the plant operates continuously. He further stated that gas from the process would be transferred to the natural gas pipeline that is located on the outskirts of the property.

Mr. Carroll stated that there is no environmental concerns and there would be no long term storage of the product at the Skippers site. He stated that the "Bio-Char" would be used to mix with compost to make a rich, fertile soil.

#### **SP-9-2020 – NR-3, LLC**

Mr. Pope addressed the Commission and gave the staff report. He stated that the property would use 16 parcels with a total of 212 acres owned by Aldon Turner and located on Spring Church Road and the Northampton County line in Skippers, VA. He also stated that this property is located in an A-1, Agricultural district. He further stated that the Planning Commission must determine if the Natural Resource Recycling Facility will maintain the public welfare and be consistent with upholding good zoning practices if it meets or exceeds the requirements of the of the Zoning Ordinance.

Chairman Robinson asked if there was anyone else present that would like to address the Commission concerning SP-9-2020 – NR-3, LLC.

Ms. Kelly Covington addressed the Commission stating that she had two letters that told her there was interest in the recycling facility and a solar facility. She stated that she was confused about what the meeting was about tonight.

Mr. Pope asked to see both letters. He stated that one was from the County and the other was from Mr. Aldon Turner, the property owner.

Mr. Carroll stated that he was aware of a letter that the property owner, Aldon Turner, had mailed to Ms. Covington concerning a possible solar project that was interested in his land. Ms. Covington stated that all her questions had been answered during the discussion between the Commission and Mr. Carroll and that she had no concerns about the recycling facility but just wanted to know what would be going on next to her property. She thanked the Commission for their time.

Mr. Pope stated that the County had not received an application for a new solar project as of the date of this meeting.

Chairman Robinson asked for any further discussion in public hearing. There being none, he entertained the motion to go into regular session.

Commissioner Robinson made a motion, seconded by Commissioner Barnes-Rhoades, with all voting aye, motion carried.

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**In Re: REGULAR SESSION**

Chairman Robinson asked if there was discussion among the Commissioners needed before a motion was called for ZTA-2-2020 and SP-9-2020.

Commissioner Robinson stated that he was impressed with the recycling facility but was concerned about the subdivision included in the land parcels that would be used. He stated that he would like to see a conceptual site plan before any decisions were made.

Mr. Pope stated that, in condition two (2) listed in the staff report, the subdivision plat for lots 2 thru 17 and the right of way dedicated to public use must be vacated in accordance with the Code of Virginia.

Commissioner Wiley stated that she would like to see the facility moved further to the rear of the property. She stated that she would also like to see a conceptual site plan to be assured of where the facility would be located on the property.

Chairman Robinson asked if there were any more discussion. Being none, he entertained a motion.

Commissioner Robinson made a motion to defer any decision until the next meeting on February 9, 2021 at 6:00 p.m. The motion received a second from Commissioner Wiley, with all voting aye, the motion carried.

Chairman Robinson asked if there were any other matters, being none, he entertained a motion to adjourn.

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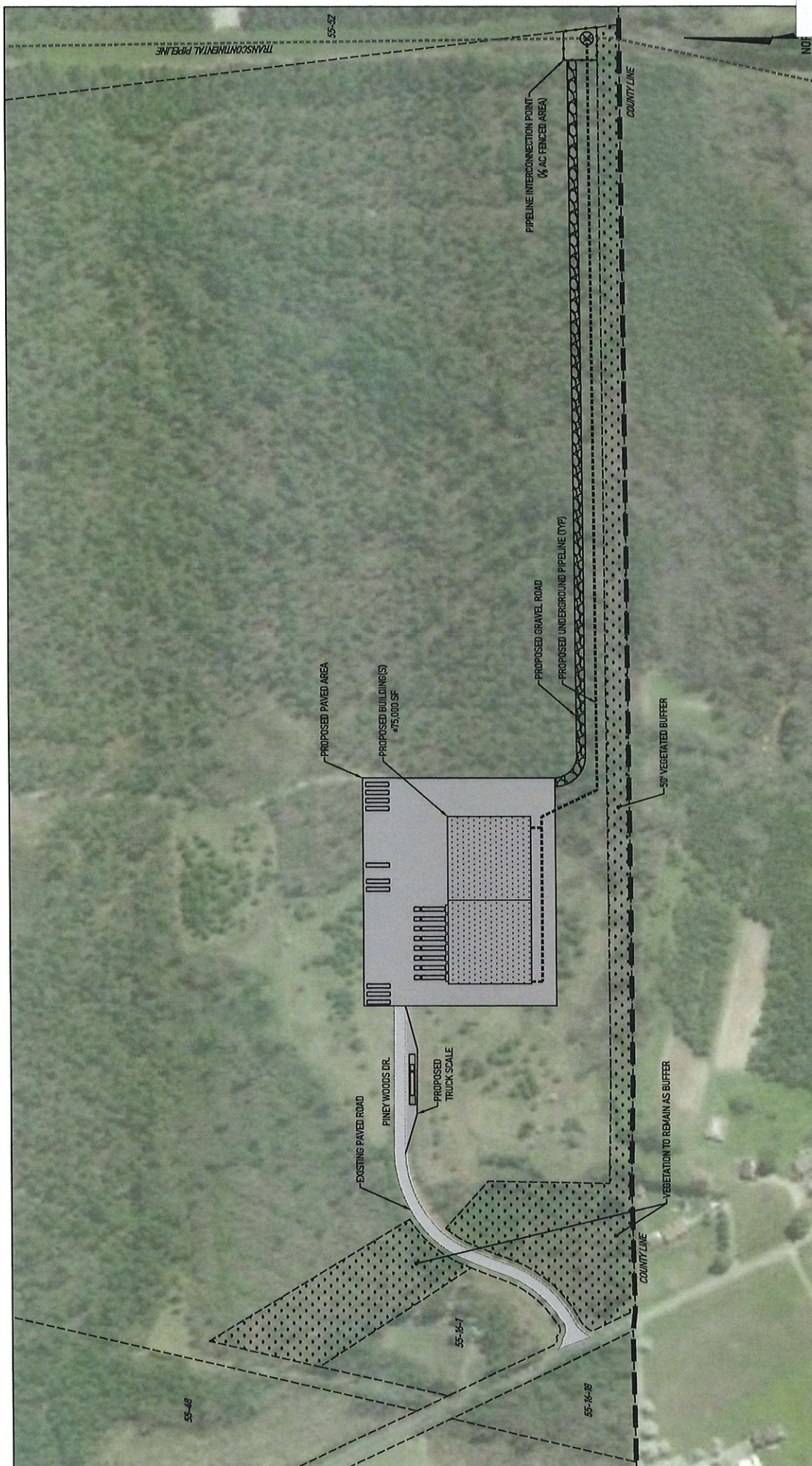
**In Re: ADJOURN**

There being no other discussions, Commissioner Lofton Allen made a motion to adjourn, seconded by Commissioner Barnes-Rhoades, with all voting aye, the motion carried and meeting was adjourned.

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Walter W. Robinson, Jr.  
Chairman



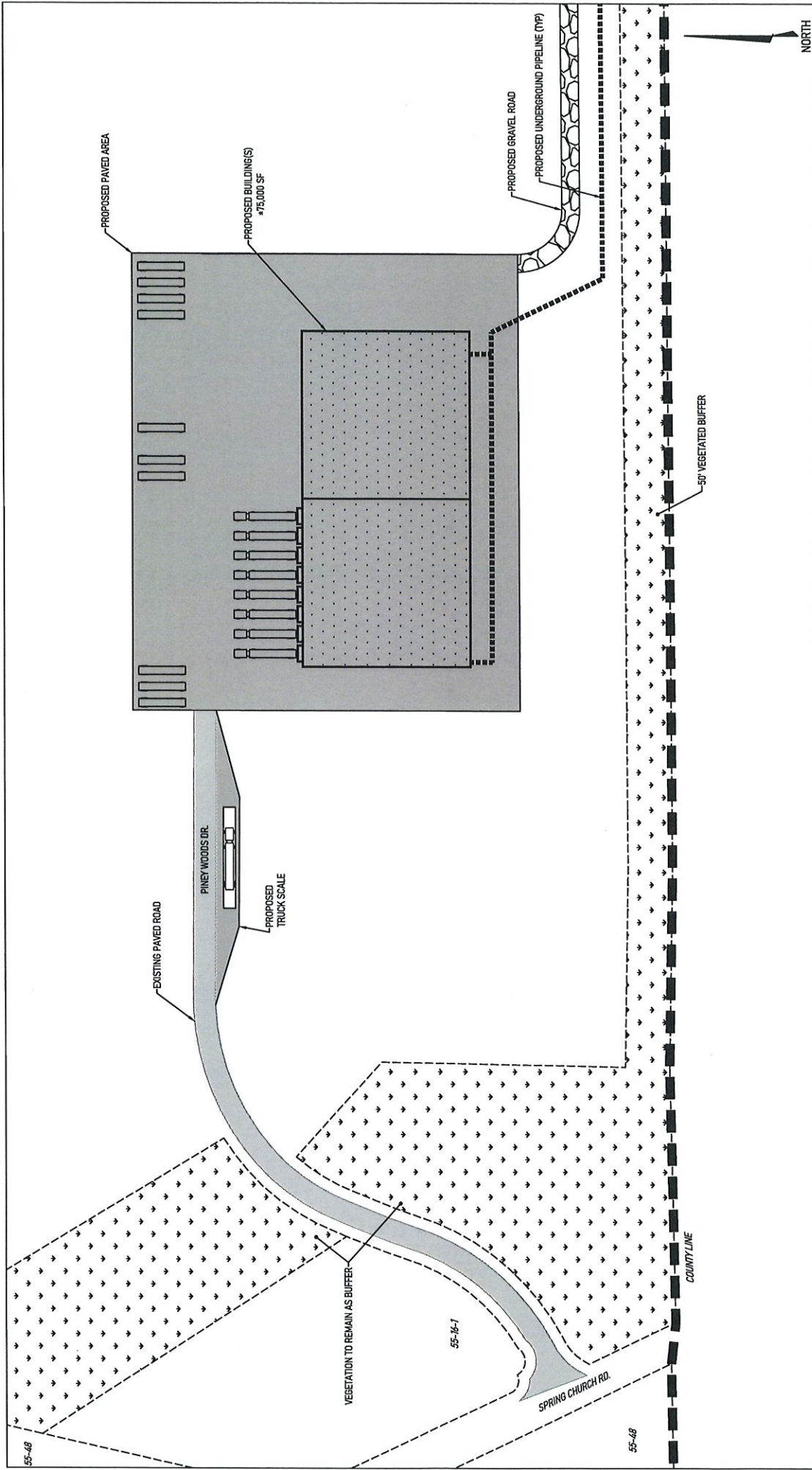


SCALE: 1" = 200'

CONCEPTUAL LAYOUT (SHEET 1 OF 2)  
GREENSVILLE CO. ENERGY PROJECT

JANUARY 25, 2021





**CONCEPTUAL LAYOUT (SHEET 2 OF 2)**  
**GREENSVILLE CO. ENERGY PROJECT**

JANUARY 25, 2021



...helping nature rebalance the ecosystem